# ENERGY STAR® Application for Certification

**84**

**ENERGY STAR ® Score**[1]

## Two Financial Center

**Registry Name:** Two Financial Center
**Property Type:** Office
**Gross Floor Area (ft²):** 240,321
**Built:** 2009

**For Year Ending:** 04/30/2017[2]
**Date Application Becomes Ineligible:** 08/28/2017

1. The ENERGY STAR Score is based on total source energy. A score of 75 is the minimum to be eligible for the ENERGY STAR.
2. Applications must be submitted to EPA within 120 days of the Year Ending Date. The award is not final until approval is received from EPA.

Please use the *Licensed Professional's Guide to the ENERGY STAR ® for Commercial Buildings* for reference in completing this checklist (http://www.energystar.gov/lpguide).

## Property & Contact Information

**Property Address**
Two Financial Center
60 South Street
Boston, Massachusetts 02111

**Property ID**: 2476131
**Boston Energy Reporting ID**: 0304300010
**LEED US Project ID**: 1000056634

**Property Owner**
Two Financial Center, LLC
60 South Street
Boston, MA 02111
(____)____-_____

**Primary Contact**
Josh Schubert
33 North LaSalle Street
Suite 500
Chicago, IL 60602
(312) 242-1792
jschubert@gobyinc.com

## 1. Review of Whole Property Characteristics

### Basic Property Information

1) **Property Name for Registry:** Two Financial Center

Is this the official name to be displayed in the Registry of ENERGY STAR Certified Buildings and Plants? ☑ **Yes** ☐ **No**

If "No", please specify: _____

2) **Property Type:** Office ☑ **Yes** ☐ **No**

Is this an accurate description of the primary use of this property?

**3) Location:** ☑ Yes ☐ No

60 South Street
Boston, Massachusetts 02111

Is this correct and complete?

**4) Gross Floor Area:** 240,321 ft² ☑ Yes ☐ No

Does this represent the entire property? (i.e., no part of the building/property was excluded/subtracted from the total) If "no" please specify what space has been excluded.

**5) Average Occupancy (%):** (b) (4) ☑ Yes ☐ No

Is this occupancy percentage accurate for the entire 12 month period being assessed?

**6) Number of Buildings:** 1 ☑ Yes ☐ No

Does this number accurately represent all structures?

**Notes:**

## Indoor Environmental Standards

**1) Ventilation for Acceptable Indoor Air Quality** ☑ Yes ☐ No

Does this property meet the minimum ventilation rates according to ANSI/ASHRAE Standard 62.1, Ventilation for Acceptable Indoor Air Quality?

**2) Acceptable Thermal Environmental Conditions** ☑ Yes ☐ No

Does this property meet acceptable thermal environmental conditions according to ANSI/ASHRAE Standard 55, Thermal Environmental Conditions for Human Occupancy?

**3) Adequate Illumination** ☑ Yes ☐ No

Does this property meet the minimum illumination levels as recommended by the Illuminating Engineering Society of North America (IESNA) Lighting Handbook?

**Notes:**

## 2. Review of Property Use Details

### Parking: Parking Use

This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

**1) Open Parking Lot Size:** 0 ft²

Is this the total area that is lit and used for parking vehicles? Open Parking Lot Size refers specifically to open area, which may include small shading covers but does not include any full structures with roofs. Parking lot size may include the area of parking spots, lanes, and driveways.

☑ Yes ☐ No

**2) Partially Enclosed Parking Garage Size:** 0 ft²

Is this the total area of parking structures that are partially enclosed? This includes parking garages where each level is covered at the top, but the walls are partially or fully open.

☑ Yes ☐ No

**3) Completely Enclosed Parking Garage Size:** 60,431 ft²

Is this the total area of parking structures that are completely enclosed on all four sides and have a roof? This includes underground parking or fully enclosed parking on the first few stories of a building.

☑ Yes ☐ No

**4) Supplemental Heating:** No

Is this the correct answer to whether your parking garage has Supplemental Heating, which is a heating system to pre-heat ventilation air and/or maintain a minimum temperature during winter months?

☑ Yes ☐ No

**Notes:**

### Office: Occupied Office

This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

**1) Gross Floor Area:** 113,283

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☑ Yes ☐ No

***NOTE:*** *This use detail was changed during the year ending 04/30/2017. The value above represents a time-weighted average of the values over this timeframe. The following table outlines the history of the changes resulting in the value displayed above:*

| Timeframe | Value |
|---|---|
| 05/01/2016 – 07/14/2016 | 121,850 ft² |
| 07/15/2016 – 10/31/2016 | 112,562 ft² |
| 11/01/2016 – 04/30/2017 | 110,167 ft² |

### 2) Weekly Operating Hours (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.

☑ Yes ☐ No

### 3) Number of Workers on Main Shift: (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☑ Yes ☐ No

### 4) Number of Computers: (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☑ Yes ☐ No

### 5) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☑ Yes ☐ No

### 6) Percent That Can Be Cooled: (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☑ Yes ☐ No

**Notes:**

**Office:** (b) (4)

This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

**1) Gross Floor Area:** 3,554

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☑ Yes ☐ No

**2) Weekly Operating Hours:** (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.

☑ Yes ☐ No

**3) Number of Workers on Main Shift** (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☑ Yes ☐ No

**4) Number of Computers:** (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☑ Yes ☐ No

**5) Percent That Can Be Heated:** (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☑ Yes ☐ No

**6) Percent That Can Be Cooled:** (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☑ Yes ☐ No

**Notes:**

**Office:** (b) (4)

This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

### 1) Gross Floor Area: 118,158

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☑ Yes ☐ No

***NOTE:*** *This use detail was changed during the year ending 04/30/2017. The value above represents a time-weighted average of the values over this timeframe. The following table outlines the history of the changes resulting in the value displayed above:*

| Timeframe | Value |
|---|---|
| 05/01/2016 – 07/14/2016 | 109,591 ft² |
| 07/15/2016 – 10/31/2016 | 118,879 ft² |
| 11/01/2016 – 04/30/2017 | 121,274 ft² |

### 2) Weekly Operating Hours: (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.

☑ Yes ☐ No

### 3) Number of Workers on Main Shift: (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☑ Yes ☐ No

### 4) Number of Computers: (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☑ Yes ☐ No

### 5) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☑ Yes ☐ No

### 6) Percent That Can Be Cooled: (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☑ Yes ☐ No

**Notes:**

## Office: (b) (4)

This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

**1) Gross Floor Area:** 5,326

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☑ Yes ☐ No

**2) Weekly Operating Hours:** (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.

☑ Yes ☐ No

**3) Number of Workers on Main Shift:** (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☑ Yes ☐ No

**4) Number of Computers:** (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☑ Yes ☐ No

**5) Percent That Can Be Heated:** (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☑ Yes ☐ No

**6) Percent That Can Be Cooled:** (b) (4)

☑ Yes ☐ No

Is this the total percentage of the property that can be cooled by mechanical equipment?
This includes all types of cooling from central air to individual window units.

**Notes:**

## 3. Review of Energy Consumption

### Data Overview

**Site Energy Use Summary**
Electric - Grid (kBtu) (b) (4)
Total Energy (kBtu)

**Energy Intensity**
Site (kBtu/ft²) (b) (4)
Source (kBtu/ft²)

**National Median Comparison**

| | |
|---|---|
| National Median Site EUI (kBtu/ft²) | 104.7 |
| National Median Source EUI (kBtu/ft²) | 328.6 |
| % Diff from National Median Source EUI | -36.4% |

**Emissions** (based on site energy use)
Greenhouse Gas Emissions (Metric Tons CO2e) (b) (4)

**Power Generation Plant or Distribution Utility:**
NSTAR Co [Eversource Energy]

Note: All values are annualized to a 12-month period. Source Energy includes energy used in generation and transmission to enable an equitable assessment.

### Summary of All Associated Meters

The following meters are associated with the property, meaning that they are added together to get the total energy use for the property. Please see additional tables in this checklist for the exact meter consumption values.

| Meter Name | Fuel Type | Start Date | End Date | Associated With |
|---|---|---|---|---|
| Eversource Aggregate | Electric | 01/01/2015 | In Use | Two Financial Center |

**Total Energy Use**

Do the meters shown above account for the total energy use of this property during the reporting period of this application? ☑ Yes ☐ No

**Additional Fuels**

Do the meters above include all fuel *types* at the property? That is, no additional fuels such as district steam, generator fuel oil have been excluded. ☑ Yes ☐ No

**On-Site Solar and Wind Energy** ☑ Yes ☐ No

Are all on-site solar and wind installations reported in this list (if present)? All on-site systems must be reported.

**Notes:**

## Summary of Additional Meters

None of the following meters are associated with the property meaning that they are not added together to account for the total energy use of the property.

| Meter Name | Fuel Type | Start Date | End Date | Associated With |
|---|---|---|---|---|
| (b) (4) | Electric | 01/14/2013 | In Use | None |
| | Electric | 01/14/2013 | In Use | None |
| (b) (4) 2nd Floor Meter (b) (4) | Electric | 12/25/2013 | In Use | None |
| (b) (4) 6th Floor Meter (b) (4) | Electric | 12/25/2013 | In Use | None |
| (b) (4) Meter #(b) (4) | Electric | 12/25/2013 | In Use | None |
| 10th Floor Meter (b) (4) | Electric | 12/25/2013 | In Use | None |
| (b) (4) Meter #(b) (4) (previously (b) (4) ) | Electric | 12/31/2013 | In Use | None |
| 12th Floor Meter #(b) (4) | Electric | 12/25/2013 | In Use | None |
| (b) (4) Meter #(b) (4) (previously #(b) (4) ) | Electric | 12/31/2013 | In Use | None |
| 8th Floor Meter (b) (4) | Electric | 12/25/2013 | In Use | None |
| 9th Floor Meter (b) (4) | Electric | 12/25/2013 | In Use | None |
| (b) (4) Meter #(b) (4) (previously #(b) (4) ) | Electric | 12/31/2013 | In Use | None |
| (b) (4) (b) (4) (b) (4) | Electric | 12/25/2013 | In Use | None |
| (b) (4) 4th Floor Meter (b) (4) | Electric | 12/25/2013 | In Use | None |
| Firepump Meter #(b) (4) | Electric | 12/25/2013 | In Use | None |

| Meter Name | Fuel Type | Start Date | End Date | Associated With |
|---|---|---|---|---|
| (b) (4) 5th Floor Meter #(b) (4) | Electric | 12/25/2013 | In Use | None |
| 11th Floor Meter #(b) (4) | Electric | 12/25/2013 | In Use | None |
| (b) (4) Meter (b) (4) | Electric | 12/25/2013 | In Use | None |
| (b) (4) 3rd Floor Meter #(b) (4) | Electric | 12/25/2013 | In Use | None |
| 7th Floor Meter (b) (4) | Electric | 12/25/2013 | In Use | None |

**Sub (or Ancillary) Meter Energy Use**

☑ **Yes** ☐ **No**

Are the meters in this list all sub-meters or other ancillary meters that do not need to be added to the total energy for the reporting period of this application?

**Notes:**

The electric meter associated with the property is an aggregate meter provided by the utility company and all other meters' energy consumption is included in the total.

## Electric Meter: Eversource Aggregate (kWh (thousand Watt-hours))

**Associated With:** Two Financial Center

| Start Date | End Date | Usage | Green Power? |
|---|---|---|---|
| 05/01/2016 | 05/31/2016 | (b) (4) | No |
| 06/01/2016 | 06/30/2016 | | No |
| 07/01/2016 | 07/31/2016 | | No |
| 08/01/2016 | 08/31/2016 | | No |
| 09/01/2016 | 09/30/2016 | | No |
| 10/01/2016 | 10/31/2016 | | No |
| 11/01/2016 | 11/30/2016 | | No |
| 12/01/2016 | 12/31/2016 | | No |
| 01/01/2017 | 01/31/2017 | | No |
| 02/01/2017 | 02/28/2017 | | No |
| 03/01/2017 | 03/31/2017 | | No |
| 04/01/2017 | 04/30/2017 | | No |
| | **Total Consumption (kWh (thousand Watt-hours)):** | | (b) (4) |

| | |
|---|---|
| **Total Consumption (kBtu (thousand Btu)):** | 15,988,628.6 |

**Total Energy Consumption for this Meter**

☑ **Yes** ☐ **No**

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

**Notes:**

All data is verified as accurate by the utility company.

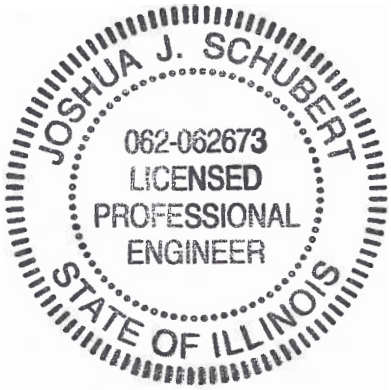
## 4. Signature & Stamp of Verifying Licensed Professional

Dante Gunn (Name) visited this site on 5/31/2017 (Date). Based on the conditions observed at the time of the visit to this property, I verify that the information contained within this application is accurate and in accordance with the Licensed Professional Guide.

Signature: _____ Date: 6/14/2017

**Licensed Professional**
License: 062062673 in IL
License: 50274 in MN
License: 76431 in FL
License: 115248 in TX
License: 43907-6 in WI
License: M 37645 in CA
License: PE084775 in PA
License: 097019 in NY

Josh Schubert
33 North LaSalle Street
Suite 500
Chicago, IL 60602
(312) 242-1792
jschubert@gobyinc.com




**Professional Engineer Stamp**

**NOTE:** When applying for the ENERGY STAR, the signature of the Verifying Professional must match the stamp.

## 5. Signatory Agreement

I hereby nominate the above described property for award of the ENERGY STAR. I have provided a copy of the Licensed Professionals Guide to the ENERGY STAR for Commercial Buildings to our Licensed Professional (LP) for reference. As documented by the above checklist, this property meets the conditions necessary to qualify as ENERGY STAR. I am submitting this application within four months of the Year Ending Date (April 30, 2017) used to generate the application. I will assist EPA, if requested, in verifying any data included in this application. Furthermore, I agree to associate the ENERGY STAR logo only with this property and to adhere to the ENERGY STAR Identity Guidelines.

Signature (must be a direct employee of the building owner/manager): _____ Date: 6/19/17

Signatory Name: Barbara Oddo

Barbara Oddo, General Manager
Lincoln Property Company
As Agent for Two Financial Center, LLC

Property Owner: Two Financial Center, LLC

x Barbara Oddo